

Our Ref: 21429

29 October 2021

Linx Constructions Pty Ltd
Level 1, 31 Cowper Street
PARRAMATTA NSW 2150

Attention: Nathan Pal

Dear Nathan,

**RE: 22 – 32 PARK AVENUE, WAITARA
ADDENDUM TRAFFIC AND PARKING STATEMENT**

Background

A development application has been submitted to Hornsby Shire Council for a proposed multi-residential development at the above site. Accompanying the development application, TTM had prepared a traffic impact assessment (22-32 Park Avenue Waitara Residential Development, Traffic and Parking Assessment) dated 04 December 2019.

Following revisions of plans which include a reduction of apartment yield, TTPP has been engaged to provide a traffic and parking statement to be read as an addendum to, and referencing, the original report prepared by TTM.

Subsequently, the approved, proposed and changed in yield is shown in Table 1.

Table 1: Revised Development Schedule

Apartment Type	Submitted	Proposed	Change
1-bedroom	36	52	+ 16
2-bedroom	127	102	-15
3-bedroom	18	11	-7
Total	181 units	165 units	-16 units

Of the proposed 165 units, 20 units are designed to be adaptable for disability living.

Parking Assessment

It is understood that a meeting with Hornsby Shire Council was held on 18 June 2019 and Hornsby Development Control Plan (DCP) 2013 car parking rates were deemed applicable for the development, being:

- 1 parking space per one-bedroom apartment
- 1 parking space per two-bedroom apartment
- 1.5 parking spaces per three-bedroom apartment
- 1 visitor parking space per 7 apartments

The car parking required as per Council parking rates is provided in Table 2.

Table 2: Car Parking Requirements

Type	Size	Parking Rate	Requirement	Provision
One-bedroom	52	1 car parking space per one-bedroom apartment	52	176
Two-bedroom	102	1 car parking space per two-bedroom apartment	102	
Three-bedroom	11	1.5 car parking spaces per three-bedroom apartment	16	
Visitors	165	1 car space per 7 units	24	24
TOTAL			194	200

The development is required to provide a minimum of 194 spaces for the development. The development complies with this requirement with a proposed provision of 200 spaces.

Accessible

DCP 2013 states that for medium and high-density residential development, 1 accessible parking space is to be provided for each adaptable design unit. The proposed development is provided with 23 adaptable car spaces and complies with the requirement.

Bicycle Parking Spaces

The bicycle space requirements for medium and high-density requirements are summarised in Table 3.

Table 3: Bicycle Parking Requirements

Type	Size	Parking Rate	Requirement	Provision
Class 1-2 Parking spaces (as per AS2890.3: 2015)	165	1 space per 5 units for residents within the residential car parking area	33	33
Class 3 Parking spaces (as per AS2890.3: 2015)		1 space per 10 units for visitors in the visitor parking area	17	17
TOTAL			50	50 spaces

The development will comply with the bicycle parking requirement.

Traffic Impact Assessment

The submitted development used the TfNSW Guide to Traffic Generating Development and the associated technical direction (TDT 2013/ 04a) to estimate traffic generation arising from the development. Hence, the same rates have been applied to estimate proposed generation.

Table 4: Estimated Traffic Generation

Land Use	Size	Peak	TfNSW Trip Rate	Peak Hour Vehicle Trips
High density residential flat	165	AM	0.19 trips per unit	31.4
		PM	0.15 trips per unit	24.8

Application of the above rates result in 32 trips in the AM peak and 25 trips in the PM peak, an overall reduction of traffic generation from the submitted development application, which estimated a traffic generation of 27-35 vehicles per hour.

Design Review

Modifications have been made to the car park, including the relocation of the two driveways off Park Avenue.

The modified car park is generally in line with the requirements for a AS2890.1 Class 1A facility, including the following minimum requirements:

- 2.4m wide by 5.4m long car spaces
- 5.8m wide aisles plus an additional 300mm clearance to high obstructions (e.g. walls)
- 5.5m wide kerb-to-kerb ramps
- Maximum ramp grade of 1:4 (25%) and maximum change in grade of 1:8 (12.5%) for summit changes and 1:6.7 (15%) for sag changes.

Any remaining non-compliances are minor and can be resolved prior to construction certification.

Summary and Conclusion

The modified development includes a reduction in the number of dwellings from 181 units to 165 units. Therefore, traffic generation has reduced compared to the original traffic assessment prepared by TTM.

The car layout has undergone minor modifications. The modified car park has been designed in accordance with AS2890.1:2004. The car parking supply meets the minimum requirements of the DCP.

We trust the above is to your satisfaction. Should you have any queries regarding the above or require further information, please do not hesitate to contact the undersigned on 8437 7800.

Yours sincerely,

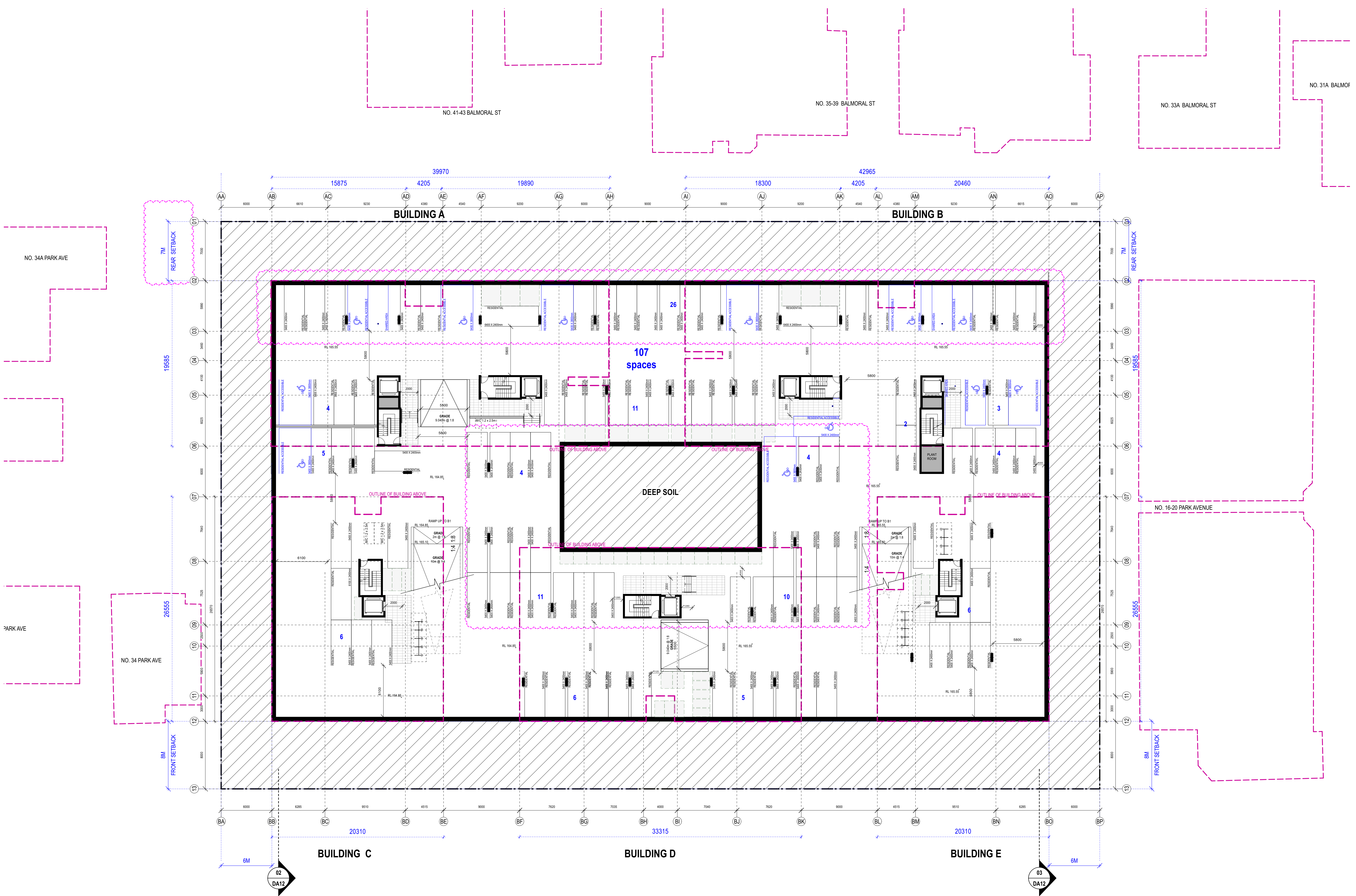
A handwritten signature in black ink, appearing to read 'K. Hollyoak', written over a light grey rectangular background.

Ken Hollyoak
Director

Encl. Attachment One – Architectural Plans

Attachment One

Architectural Plans



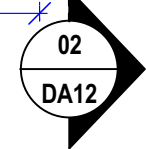
ARCHITECT

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KEY / NOTES



CLIENT

STATEWIDE PLANNING PTY LTD

ADDRESS

22 - 32 PARK AVENUE, WAITARA

REVISION

POST 33A AMENDMENTS

TITLE

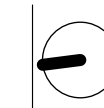
BASEMENT 02 PLAN

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

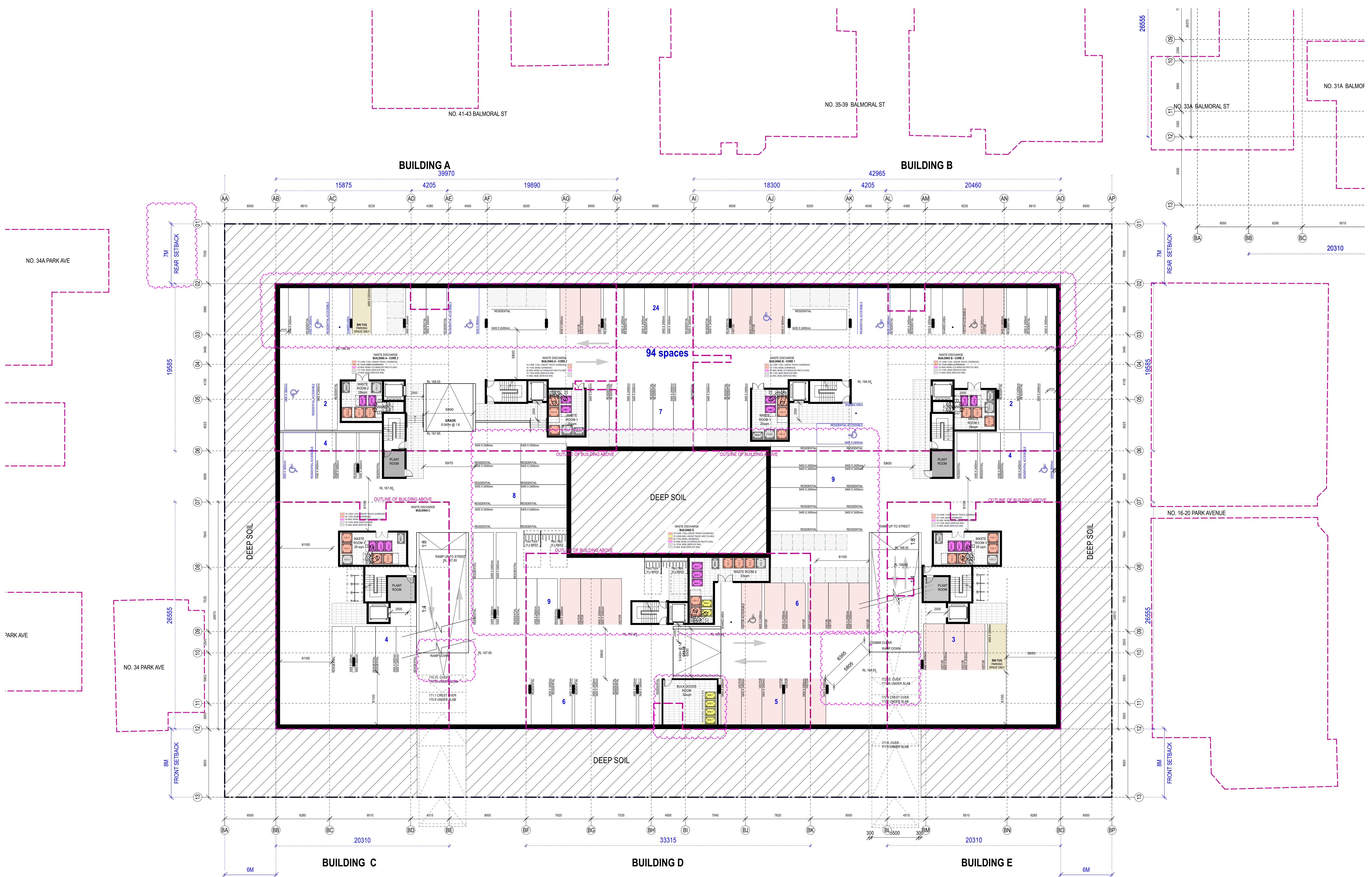
DRAWING NO. REVISION

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SCALE @ A1
DRAWN BY
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1:200
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A1



NO. 33A BALMORAL ST

LOT 191
DP 869077

NO. 41-43 BALMORAL ST

NO. 35-39 BALMORAL ST

LOT A
DP 363698

LOT B
DP 363698

LOT 1
DP 870417

NO. 34A PARK AVE

NO. 36 PARK AVE

NO. 34 PARK AVE

NO. 16-20 PARK AVENUE

SP9102

IA

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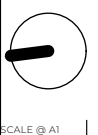
PARK

AVENUE

FOR DEVELOPMENT APPLICATION ONLY

PROJECT NO. 17095

LEVEL 01 PLAN



DRAWING NO. DA05 D

REVISION

REVISION

ADDRESS

CLIENT

STATEWIDE PLANNING PTY LTD 22 - 32 PARK AVENUE, WAITARA

POST 33A AMENDMENTS 29/9/21

KEY / NOTES

- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT

LSC

REFER TO LANDSCAPE ARCHITECT'S PLAN

COS

COMMON OPEN SPACE

POS

PRIVATE OPEN SPACE

SWALE

REFER TO HYDRAULIC CONSULTANTS' REPORT

SECTION MARKERS

ELEVATION MARKERS

AL
EL01

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